



HELLIWELL & Co.

**Woodfield Road, Ealing, W5
£1,150 Per Calendar Month**





Purpose Built Block - First Floor Flat – Bright and Spacious – One Double Bedroom – Modern Interiors – Attractive Wooden Flooring - Off-Street Parking – Furnished – Available Now – Good Location.

Situated on the first floor of a purpose-built block, this modern flat is bright and spacious throughout and is offered to the market in great condition. The property features a spacious semi open plan reception with a modern fitted kitchen, fully equipped with integrated appliances and a stylish serving table as well as plenty of space for dining, a good-sized double bedroom with fitted wardrobes and a contemporary bathroom with bathtub and shower feature. The property further benefits from an phone entry system, lift access, off-street parking, and attractive wooden flooring, offered furnished and is available now.

Stanley Court is located on a quiet residential road in Ealing and is just under half a mile away from the award winning Pitshanger Lane High street, offering a variety of local shops, cafes, pubs, and restaurants. Ealing Broadway's station (Central, District, National Rail, and future Crossrail) and popular shopping centre is close by, providing great access to central London as well as an abundance of amenities. The beautiful open spaces of Pitshanger and Montpelier parks are also within the proximity.

- First Floor Flat
- Bright and Spacious
- One Double Bedroom
- Ample Storage
- Attractive Wooden Flooring
- Off-Street Parking
- Good Location
- Furnished
- Available Now



HELLIWELL & Co.

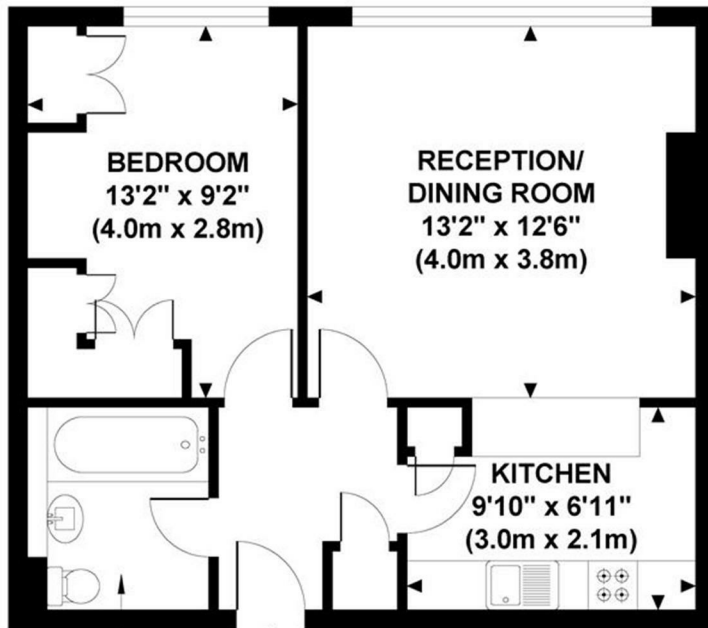
020 8799 3810

lettings@helliwellandcompany.co.uk

HELLIWELL & CO.

STANLEY COURT

Approximate Gross Internal Area
439 sq ft / 40.80 sq m



BATHROOM
6'3" x 6'3"
(1.9m x 1.9m)

**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 439 SQ FT**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.